

2019 QAP & Guide Listening Session

Western Maryland Comments

Tuesday, October 23, 2018

10:30am - 12:30pm

Gateway Crossing Community Center

1. What is the time frame on meeting Voluntary Conciliation Agreement (VCA) goal?
2. How many projects would not have made it through the Round had they not received points for incentives?
3. You had great results for the VCA, will there be changes in points or will geographical range be opened up in new guide?
4. Does the Department aim to emphasize Communities of Opportunity (COOs) or Qualified Census Tracts (QCTs)?
5. We would like a more diverse geographic spread. We would like more balance between COOs & QCTs.
6. QCTs are meant for rural areas. Census tracts are inaccurate and the use of data to determine them is questionable. Sometimes QCTs work in favor of rural areas and sometimes they work against them.
7. The QAP & Guide precludes applications from being submitted for second phases until the 1st phase is completed. We do not understand why you have to wait for one phase to be completed before the subsequent phase is submitted for application.
8. Western MD is at a disadvantage for leveraging. If you're looking to achieve a greater geographic spread, it will be helpful to decrease the weight of leveraging.
9. Will some scoring criteria be moved to threshold to help with flexibility of points?
10. The last Guide had Transit Oriented Development (TOD) language about paratransit and providing transportation but it has a large impact on a project's budget.
11. The TOD changes were beneficial in giving more flexible options to rural areas but it should be flushed out and clarified.
12. Some parts of the Guide should be moved to threshold. Non-profit points and set-asides may benefit from becoming threshold but would need to flush out how.
13. The TOD language about arranging paratransit should be clarified. Under this language calling a taxi for people could be considered providing transit. In Baltimore there are stops everywhere, if you demonstrate that an accessible stop is nearby does that count?
14. Twinning could produce more affordable housing. Will there be a preference for twinning deals in the next iteration of the Guide?
15. Leveraging State resources & establishing strong partnerships would be important for housing the homeless. It is much harder and underwriting is more fine-tuned for a project with a large homeless population.

16. You must look at how to get vouchers tied to the units in order to have housing the homeless work effectively.
Without vouchers it would be very difficult, maybe setting up an initial reserve of funding could work but I'm not sure.
17. There are different types to focus on chronically or transitionally homeless. Both types would need different things to make them work.
18. If we targeted the homeless population in a project we would need to make some units market rate but it is difficult in our market because market rate rents are still below \$1,000.
19. Market rate incentive of 10% is not helpful. It just makes the financial structure more difficult but makes it seem better cosmetically. A larger percentage than 10% market rate could be more helpful.
20. Ten percent market rate is helpful. It makes a big difference.
21. Increasing the developer fee to create an operating subsidy or supportive services is a good idea. Increasing for that reason is very helpful because those are things more difficult to budget for.
22. Is the Department looking into Opportunity Zones?
23. Will a strategic demolition fund be set up again?